

AGENDA
ZONING REVIEW BOARD
APRIL 6, 2006
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

U-06-04-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g) property located at **121 Thayer Avenue S. E.** Property fronting approximately 50 feet on the south side of Thayer Avenue, beginning approximately 120 feet from the southwest corner of Jonesboro Road. Depth: varies. Area: approximately .17 acres. Land Lot 56, 14th District, Fulton County, Georgia.

OWNER: JAMES S. DANIELS, JR.

APPLICANT: KEVIN ECHOLS

NPU-Y **DENIAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL-MAY 2006

Z-06-06-An Ordinance to rezone from the I-1/Inman Park Historic District (Light Industrial/Inman Park Historic District) District to the C-1/ Inman Park Historic District (Community Business- Inman Park Historic District) District, property located at **972 Dekalb Avenue, N.E.** Property fronts approximately 121 feet on the north side of Dekalb Avenue, beginning 200 feet on the northwest corner of Elizabeth Street. Depth: varies. Area: approximately .46 acres. Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: 964 DEKALB, LLC.

APPLICANT: 964 DEKALB, LLC.

NPU-N **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-07-An Ordinance to rezone property from the R-5 (Two family Residential) District to the MR4-A-C (Multi-family residential-Conditional) District, property located at **125 Moreland Avenue, S.E.**, fronting approximately 199 feet on the west side of Moreland Avenue and approximately 131 feet on the south side of Kirkwood Avenue. Property is located at the southwest corner of the intersection of Moreland Avenue and Kirkwood Avenue. Depth: varies. Area: 633 acres. Land Lot 13, 14th District, Fulton County, Georgia.

OWNER: LILI PROPERTIES, INC.

APPLICANT: ROBERTO PAREDES

NPU-N **DEFERRAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL-JUNE 2006

Z-06-12-An Ordinance by Zoning Committee to rezone property from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, property located at **1275 Ellsworth Industrial, N.W.**, fronting approximately 512.34 feet on the north side of Huff Road and approximately 519 feet on the east side of Ellsworth Industrial Boulevard. Depth: varies. Area: 5.76 Acres. Land Lot: 188, 17th District, Fulton County, Georgia.
OWNER: CUSTER MAYO
APPLICANT: DAVID GREEN
NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006

Z-06-15-An Ordinance to rezone property from the R-4A (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **2582, 2586 Church Street and 2034, 2036, 2038 Main Street and 1996-2016 Hollywood Road, N.W.**, fronting approximately 50 feet on the south side of Church Street beginning 201.51 from the southwest corner of Main Street. Depth: 210 feet. Area: 2.4 acres. Land Lot 252, 17th District, Fulton County, Georgia.
OWNER: ERIC HULSMAN/SPINK ESTATES, LLC., RUSSELL DAVIS, MARK HARRISON, BROOKS SIZEMORE, JAYSEN HURSH, DILLON BAYNES, NEW VILLAGE PROPERTIES, LLC.
APPLICANT: CHATTAHOOCHEE STATION, LLC.
NPU-D **APPROVAL CONDITIONAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

Z-06-16- An Ordinance to rezone property from the I-2 (Heavy Industrial) and C-2 (Commercial Service) Districts to the MRC-3 (Mixed Residential Commercial) District, property located at **1090 and 1168 (aka known as 1170) Howell Mill Road, N.W.**, fronting approximately 600 feet on the west side of Howell Mill Road, west of the intersection of Howell Mill Road and 14th Street. Land Lot 150, 17th District Fulton County, Georgia.
Depth: varies. Area: approximately 4.5 acres
OWNER: WHITE PROVISION TENANCY IN COMMONS
APPLICANT: JAMES BREARLEY
NPU-E **NO RECORD** COUNCIL DISTRICT 3
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: CONTINUED TO APRIL 13, 2006

Z-06-17-An Ordinance to rezone property from the R-5 (Two Family Residential) District to the MR-3 (Multi-family Residential) District, property located at **211 Joseph E. Lowery Boulevard, S.W.**, fronting approximately 45 feet on the west side of Joseph E. Lowery Boulevard, beginning 164.92 feet from the northwest corner of Quarry Street. Property fronts 70 feet on the south side of Fair Street and is at the southwest intersection of Fair Street and Joseph E. Lowery Boulevard.

Depth: 70 feet. Area: .72 acres Land Lot 116, 14th District, Fulton County, Georgia.

OWNER: J. P. BUILDING GROUP, INC.

APPLICANT: J. P. BUILDING GROUP, INC. C/O STEPHEN F. FUSCO-
EPSTEIN, BECKER AND GREEN, P.C.

NPU-K **APPROVAL COUNCIL DISTRICT 4**

STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006

ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006

Z-06-19- An Ordinance by Councilmember Cleta Winslow authorizing the Mayor or her designee to amend the Zoning Ordinance and the Maps established in connection therewith be changed so that all **R-5/HD (Two-Family Residential/Historic District) property located in the Oakland City Historic District (Chapter 20M) be changed to the R-4/HD (Single-Family Residential/Historic District) District;** and for other purposes.

NPU-S **DEFERRAL COUNCIL DISTRICT 4**

STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006

ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2006

Z-06-21-An Ordinance to rezone property from the C-I (Community Business) and R-4 (Single family Residential) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at **1753 Peachtree Street, N.E.** fronting approximately 122.54 feet on the east side of Peachtree Road and approximately 349 feet on the north side of Huntington Road. Land Lot 109, 17th District Fulton County, Georgia. Depth: varies. Area: approximately 1.14 acres

OWNER: JOEL AND ASSOCIATES, LLC.

APPLICANT: 1753 PEACHTREE, LLC.

NPU E **NOT IN ATTENDANCE COUNCIL DISTRICT 7**

STAFF RECOMMENDATION: 60-DAY DEFERRAL-JUNE 2006

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JUNE 2006

DEFERRED CASES:

Z-05-117-An Ordinance to rezone from the I-1 (Light Industrial) District to the MR4 (Multi-family Residential District), property located at **925 Joseph E. Lowery Boulevard, N.W.**, fronting approximately 227.36 feet on the east side of Joseph E. Lowery Boulevard beginning 1,224.93 feet from the northeast corner of Jefferson Street. Depth: 585.78 feet Area: 3.658 acres. Land Lot 150, 17th District, Fulton County, Georgia.

OWNER: MERRIAM LAMAR (MCM ENTERPRISES, INC.)

APPLICANT: FIVE KINGS, INC.- A GEORGIA CORPORATION

NPU-L and K **L/APPROVAL AND K/APPROVAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: **APPROVAL**

ZRB RECOMMENDATION: **APPROVAL**

Z-05-140-An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR4-A (Multi-family Residential) District, property located at **499 Northside Circle, N.W.**, fronting approximately 1422.71 feet on the north and west side of Northside Circle. Property is located at the corner of Northside Drive and Northside Circle. Depth: varies. Area: approximately 7.82 acres. Land Lot 147, 17th District, Fulton County, Georgia.

OWNER: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

APPLICANT: WINTHROP APARTMENT INVESTORS L.P./AIMCO-GP, INC.

NPU-E **NOT IN ATTENDANCE** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: **60-DAY DEFERRAL-JUNE 2006**

ZRB RECOMMENDATION: **60-DAY DEFERRAL-JUNE 2006**

END OF AGENDA